



Moorgreen Way, Bircotes Doncaster DN11 8FX

welcome to

Moorgreen Way, Bircotes Doncaster

Exquisite DETACHED Family Home, benefitting from FOUR Double Bedrooms, a SPACIOUS Kitchen, TWO Bathrooms and a DOWNSTAIRS WC. Boasting OFF ROAD PARKING and GARAGE. A Must View Property!



Ground Floor Accommodation

Entrance Hall

Providing access to the garage and housing the stairs to the first floor landing.

Cloakroom

Benefitting from a wc, wash hand basin with splashback tiling and a central heating radiator.

Lounge

Light and bright main reception room, featuring a front facing double glazed bay window and a central heating radiator.

Kitchen

Spacious kitchen fitted with a good range of modern wall and base units with complimentary worktop over, matching upstands and an inset one and a half bowl sink with drainer. Benefitting from a host of integrated appliances including a dishwasher, double oven, gas hob, extractor fan and a fridge/freezer. A great entertaining space, with a rear facing double glazed window and French doors leading out to the rear garden. Owning under cabinet lighting, recessed lights and two central heating radiators.

Utility Room

Boasting wall and base units with worktop over and a sink. Having a side facing glazed UPVC door and a central heating radiator.

First Floor Accommodation

Landing

Having a cylinder cupboard and a central heating radiator.

Bedroom One

Double bedroom, having a front facing double glazed window and a central heating radiator.

En Suite

Fitted with a shower cubicle, wc and vanity wash hand basin. Heated towel rail, tiling to the walls and recessed lights.

Bedroom Two

Double bedroom, complete with built in wardrobes, a front facing double glazed window and a central heating radiator.

Bedroom Three

Double bedroom, possessing fitted wardrobes, a rear facing double glazed window, central heating radiator and access to the loft.

Bedroom Four

Double bedroom, having a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a four piece suite, consisting of a bath, shower cubicle, pedestal wash hand basin and wc. Having tiling to the walls and floor, recessed lights, a rear facing double glazed frosted window and a central heating radiator.

External

To the front of the property is an open plan garden with a variety of shrubs to the border and a driveway providing convenient off-road parking, leading to the garage.

Heading to the rear elevation, the property benefits from a fully enclosed garden, predominantly laid to lawn with a paving to the perimeters, side pedestrian access and an external water supply.

Garage

Integral garage with up and over door, power and light connected.

Agents Notes

We are advised by the owner a service charge is payable for the upkeep of amenity land on the development, currently at £177.27 per annum. This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Moorgreen Way, Bircotes Doncaster

- Beautiful Detached Home
- Four Double Bedrooms
- Two Bathrooms & Downstairs WC
- Well Maintained, Enclosed Rear Garden
- Integral Garage

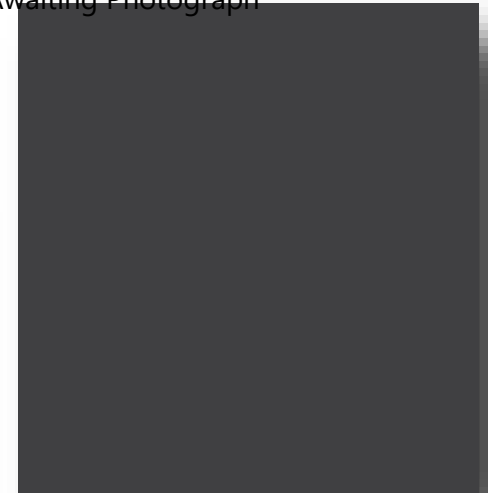
Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in the region of

£300,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY107661 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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